

DISTRICT VI ADVISORY BOARD
Minutes

Monday
June 7, 2004
7:00 p.m.

Evergreen Recreation Center
2700 N. Woodland
Lounge Clubroom

The District VI Advisory Board Meeting was held at 7:00 P.M. at Evergreen Recreation club lounge room. In attendance were the District VI Council Member, ten (10) District Advisory Board Members, four (4) city staff, and (7) citizens. Approximately 21 individuals were in attendance.

Members Present

Sandra Whittington
Annie Best
Rosalie Bradley
Jaya Escobar
Dick Rumsey
Maurine Willis
Bickley Foster
Bob Schreck
Bob Wine
Rob Johnson-alternate

Member Absent

Paul Daemen
Rick Shellenbarger

Guests

Listed at the end

Staff

Listed at the end

Call to Order

Council Member Fearey called the meeting to order at 7:10 p.m. and welcomed guests. DAB members were asked to introduce themselves and state their representation on the board.

Approval of Minutes

Approval of Minutes for May 3, 2004 was approved with the following amendment:

(Schreck/Rumsey 8-0)

- ☐ **Member Rumsey** was noted as being present for the meeting but was absent.

Approval of Agenda

The agenda was approved as submitted. **(Schreck/Bradley 8-0)**

Public Agenda

No members of the public requested to speak.

Staff Presentations

1. **Community Police Report**

Officer Franco, Patrol North stated there is a possible problem at Schell Park with adult soccer players and police are looking into how to handle it. We continue to deal with gang members and graffiti. At Murdock/Broadway a John sting for prostitution will be taking place.

Officer Kyle, Patrol West discussed there has been drag racing along West Street and police and the sheriff's departments are addressing the problem. In Sims Park the problems continue with people having sex in the park.

*******Recommended Action:** Receive and file

PLANNING

2. ZON2004-00025

The District VI Advisory Board (DAB) considered a Zone change from unzoned railroad right of way to "GC" General Commercial for a Billboard, located North of Zoo Boulevard and West of Westdale. The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. **Scott Knebel**, Planner presented the case and reviewed the staff recommendation with members and the public.

The representative for the applicant **Greg Ferris** stated this billboard, has been in place since August 2003 and is not in compliance with the City of Wichita sign code. The applicant wants to comply with the City's wishes. **Ferris** also presented David Bressler who was involved in the initial stages of this sign. Bressler made no comments.

Kathy O'Hara KDOT (Kansas Department of Transportation) advertising manager of beautification indicated KDOT thought they were zoned correctly but found out they were not zoned correctly according to state requirements. KDOT does not recognize the zone change for the purpose of the Billboard. KDOT is only concerned if a sign was to be placed on the backside of this sign.

The DAB member's comments were: 1) If we recommend this request would we see another sign on the opposite side; 2) what would happen to this sign if the request were not approved. Responses were provided to the questions and concerns.

***** **Action Taken:** Motion to recommend **APPROVAL** (8-0 Rumsey/Schreck) of zone change request for billboard on premise, based on staff recommendations and to include no other sign to be posted on this property.

3. ZON2004-00029

The District VI Advisory Board (DAB) considered a Zone change from "LC" Limited Commercial to "OW" Office Warehouse with a Protective Overlay for wholesale and retail. The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. **Scott Knebel**, Planner presented the case and reviewed the staff recommendation with members and the public.

The representative for the applicant **Greg Ferris**, stated 1) this facility has already been cited and the courts will be checking on the applicant; 2) he owns the property north of the requested site but will not use it; 3) this will be a warehouse with no outdoor storage; 4) landscaping will be provided along Amidon and 5) the applicant is in agreement with the staff recommendations including the Protective overlay restrictions except for item #6 replatting the property-this needs to be reviewed.

Dan Oakes, resident across from the property asked if the vehicles that are there now would be removed; will semi's be running for 24 hours; what is the range of turn around for the trucks. **Oakes** is opposed if the trucks are allowed 72 hour parking. Responses were provided to the questions and concerns.

The DAB member's comments were: 1) what if the protective overlay is not complied with, what is the next step; 2) is the fence currently there, going to remain 3) the trucks backing up will they beep 4) what is the anticipated truck traffic per week and 5) this type of zoning allows for a wireless communication facility, we're not looking to put another one in this area are we. Responses were provided to the questions and concerns.

*******Action Taken:** Motion to APPROVE (8-0 Schreck/Johnson) zone change request per staff recommendations including no extra parking in the back of building and no overnight parking with vehicles making product deliveries based on protective overlay.

4. **Off-Site Billboard Regulation-DEFERRED TO JULY 12TH DAB MEETING**

OCI staff will discuss about the off-site billboard signs that have been legally permitted and erected in locations that have generated a significant number of citizen and neighborhood association complaints and concerns. City Council has asked staff to obtain input about off-site billboard regulation, along with any general suggestions for amendments to current Sign Code or Zoning Code requirements.

*******Recommended Action:** Receive and Recommend the DABs provide input about Off-site billboard regulation for City Council review.

5. **Reintegration of Offenders Action Plan DEFERRED TO SEPT. DAB MEETING**

An implementation plan for reintegration of offenders was developed and the plan was presented to City Council on April 6, 2004. The City Council expressed concern with the pilot project and disbanding the ACHB. City Council referred the items to the District Advisory Boards for comment and recommendations. City staff and Margie Phelps with the Kansas Department of Corrections will present on topic.

*******Recommended Action:** Receive and provide separate recommendations to City Council on: 1) supporting the reentry pilot project; and 2) disbanding the Alternative Correctional Housing Board.

BOARD AGENDA

6. **Problem Properties**

- 1.) East bound outside lane over big ditch at Kellogg needs repair.
- 2.) K-42 – I-235 the ditches have holes.
- 3.) 37th St. N. & Broadway the railroad tracks are bad.

*******Recommended Action:** Receive and propose appropriate action.

7. **Neighborhood Reports**

- ☐ Invitations were passed out for the three Neighborhood Association's annual picnic
- ☐ Midtown NA plan passed at City Council.
- ☐ Neighborhood's USA this year was in Hollywood, Florida – Workshop showing Art out of graffiti.

*******Recommended Action:** Receive and file

Member Schreck mentioned the Public Agenda item where Wes Galen asked for approval of a project he wanted to do and that City Council had voted during the Public Agenda to approve the item. I totally disagree with this procedure.

Member Bradley commented on the disbanding of the Alternative Correctional Housing board. **Member Rumsey** said you can't just throw the parolees out to the street, they need help.

8. **Siting Workshop-Secondary Criteria**

Member Schreck said he would be attending the next meeting at the Sewer Treatment plant on Thursday. We have eliminated 10 sites and are down to three. Two sites are at Kingsbury exiting Brooks Landfill. **Council Member Fearey** asked if Schreck felt they are good sites.

Schreck responded he liked Kingsbury and said a pump station would be needed for all three sites. **Council Member Fearey** thanked the DAB members who are serving on this committee.

*******Recommended Action:** Receive and file

Updates from Council Member

Council Member Fearey told the DAB members it was time for a new DAB selection process and explained how she has done this in the past. If any of the members want to continue on the board they can contact Terri and let her know. I will see how many members will like to remain on the DAB and go from there with my remaining selection. We will have a youth again from North High School and we would like to have one other youth.

With no further business to discuss the meeting adjourned at 8:45 p.m.

Guests

Cathy O'Hara 800 Harrison Topeka, Ks. 785-354-7934 ohara@ksdot.org

David Bressler 250 N. Kansas Ave. Wichita, Ks 67214 316-291-3529

DBRESSLER@BRESLERVM.COM

Greg Ferris

Leonard & Leslie Hicks 2230 Cardinal 67204

Dan & Patty Oshs 1717 W 33rd St N. 67204

Staff

Officer Franco

Patrol North

Officer Kyle

Patrol West

Scott Knebel

Planner

Terri Dozal

Neighborhood Assistant